

DATE: \_\_\_\_\_

BOARD OF ADJUSTMENT

PLANNING BOARD

**PROOF OF PAYMENT OF TAXES**

\_\_\_\_\_  
Tax Collector

FEE Variance \_\_\_\_\_

Site Plan \_\_\_\_\_

Conditional use \_\_\_\_\_

Subdivision \_\_\_\_\_

**CITY OF CLIFTON  
APPLICATION FOR DEVELOPMENT AND/OR APPEAL  
TO BE COMPLETED BY THE APPLICANT**

Site Location 451 Clifton Avenue, Clifton, NJ Block 1209 Lot 3

1. Name of Applicant: ESM Enterprises, LLC do Franklin S. Montero

Address: 451 Clifton Avenue, Clifton, NJ Telephone: 973-777-8718

Relation to Owner if not same as Owner: Same

2. Name of Owner (if other than Applicant): Same

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

3. The applicant is  Corporation  A Partnership  Individual

Other (please specify): \_\_\_\_\_

If the applicant is a corporation or partnership, please attach a list of names and addresses of persons having a 10% interest or more in the corporation or partnership.

**CORPORATIONS MUST BE REPRESENTED BY AN ATTORNEY-AT-LAW**

4. Name of Architect or Engineer \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

5. Name of Attorney: Franklin S. Montero, Esq.

Address: 451 Clifton Avenue, Clifton, NJ Telephone: 973-777-8718

6. Has this property been the subject of a hearing before the Board of Adjustment or Planning Board

Yes  No  Disposition

7. Deed restrictions that apply or are contemplated:  YES  NO

(If yes, attach copy)

CRISOSTOMO, Y@  
FMONTERO@LAW.COM

**DESCRIPTION OF PREMISES**

8. Corner  Interior  Zone District 2; Tax Zone: B-A1 Lot Size \_\_\_\_\_

9. Lot Dimensions: Front 37 Rear \_\_\_\_\_ R. Side \_\_\_\_\_ L. Side 114

**BUILDING/OR STRUCTURE SETBACKS**

10. Existing: Front \_\_\_\_\_ Rear \_\_\_\_\_ R. Side \_\_\_\_\_ L. Side \_\_\_\_\_

11. Proposed: Front \_\_\_\_\_ Rear \_\_\_\_\_ R. Side \_\_\_\_\_ L. Side \_\_\_\_\_

See attached  
property survey

Present Use: Law Office  
Proposed Use: Law Office

The Administrative Officer has declined to issue a permit and has made the following decision regarding the zone status of this application:

**TYPE OF APPLICATION**

- Site Plan
- Conditional Use
- "A" Variance
- "B" Variance
- "C" Variance
- "D" Variance (Use)

**IMPORTANT: MUST BE ANSWERED BY ALL APPLICANTS:**

Type(s) of Variance Requested and how relief can be granted without substantial detriment to Public good or Clifton's Zone

Plan Seeking Variance to install a monument sign for law practice located at 451 Clifton Avenue, Clifton, NJ. Here, relief can be granted without substantial detriment to the public good or Clifton's Zone by allowing a monument sign to be installed that is of similar characteristics to the monument signs that already exist in the zone. The proposed monument sign would complement a local law office and will blend well with the overall fabric of the zone.

**OFFICE USE ONLY**

- BOARD OF ADJUSTMENT
- PLANNING BOARD

Date of Hearing \_\_\_\_\_

Board action required by \_\_\_\_\_  
Date

Application declared complete on \_\_\_\_\_  
Date

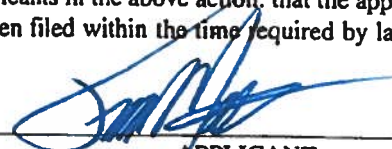
Final Decision Rendered on \_\_\_\_\_  
Date

APPROVED       APPROVED WITH CONDITIONS       DENIED

WITHDRAWN OR DISMISSED

DEED RESTRICTION

Being duly sworn, says that he is the applicant or one of the applicants in the above action; that the application, if filed as an appeal from any order or decision of the Zoning Officer, has been filed within the time required by law, and that all of the matters and facts set forth in the foregoing application are true.

  
\_\_\_\_\_  
APPLICANT  
FSM Enterprises, LLC c/o Franklin S. Montero

State of New Jersey

County of: Passaic

Sworn to and subscribed before me

this 6 day of July 20 20

Yamilky C.  
\_\_\_\_\_  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

Notary Public  
\_\_\_\_\_  
TITLE OF SUCH OFFICER

**Yamilky Crisostomo**  
Commission # 50094519  
Notary Public State of New Jersey  
My Commission Expires  
November 30, 2023

If the applicant is not the owner of the property, have the owner sign below consent or file with the application a letter signed by the owner consenting to the application.

The foregoing application is hereby consented to this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
Owner

Sworn and subscribes before me

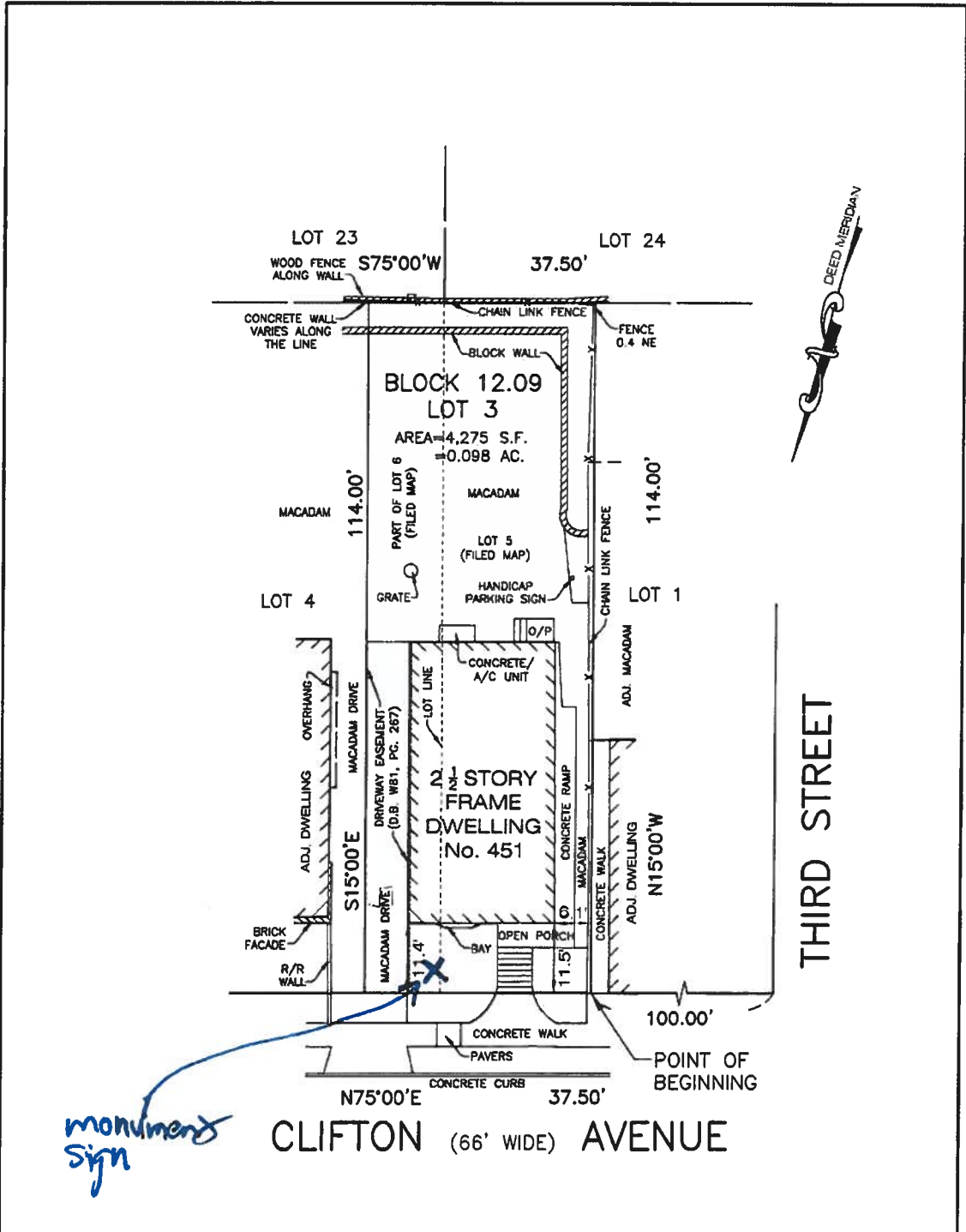
this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
SIGNATURE OF OFFICER ADMINISTERING OATH (Notary)

\_\_\_\_\_  
TITLE OF SUCH OFFICER

State of New Jersey

County of: \_\_\_\_\_



- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
- SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD.
- A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2005, C.14 (N.J.S.A.45:28-36.3) AND (N.J.A.C. 17:29-5.1(e))

<b>REFERENCES:</b> 1. TAX ASSESSMENT MAP OF THE CITY OF CLIFTON. 2. "MAP No. 2 OF PROPERTY OF CLIFTON DEVELOPMENT CO., CLIFTON, ACQUACKANONK TOWNSHIP, N.J.," FILED IN THE PASSAIC COUNTY CLERK'S OFFICE ON JULY 28, 1909 AS MAP No. 468.	<b>SURVEY OF PROPERTY</b>		
	<b>LOCATION:</b> LOT 3 IN BLOCK 12.09 CITY OF CLIFTON PASSAIC COUNTY, NEW JERSEY		
<b>CERTIFIED TO:</b>  MAIN STREET TITLE & SETTLEMENT SERVICES, LLC OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY CAPITALSOURCE, A DIVISION OF PACIFIC WESTERN BANK FRANKLIN S. MONTERO	<b>RYAN R. HARRIS</b> PROFESSIONAL LAND SURVEYOR, N.J. LICENSE No. 43289		
	SCALE: 1" = 20'	JOB No: 451CLIFTON	DATE: 11.07.18
	CREW: JJG	DRAWN BY: RRH	CHECKED BY: RRH

- Ⓐ NEW 3mm DEPTH FACE LIT ACRYLIC LETTERS WITH (1) NON ILLUMINATED ROUNDED LOGO WITH VINYL GRAPHICS (SCALE ICON)
- Ⓑ NEW INTERNALLY ILLUMINATED MONUMENT SIGN W/ ACRYLIC FACES DECORATED WITH TRANSLUCENT GRAPHICS INSTALLED 2nd SURFACE

SIGN LOCATION



EXISTING



PROPOSED

169 Lodi St.  
 Hackensack, NJ 07601  
 PH: 201.267.0457  
 Fax: 201.526.5418  
 www.CADSigns.net



Client: THE LAW OFFICES OF FRANKLIN S MONTERO

Address: 451 Clifton Ave  
 Clifton, NJ 07011

Description:

SIGNAGE PROPOSAL

Date: 1/30/2020

P.O. #: TBD

Job #: TBD

Rev. #: 1

Customer Approval:

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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Drawings:

Preliminary

Final



